4 rooms in Musicians Quarter

€390,000

Musicians Quarter · 4 rooms · 99 m² in size



Key details

Surface area	**99 m²**
Rooms	**4**
Lift	**Yes**
Annual charges	**€4,560 /yr**

DPE (Energy) **E**

Lowest: A
Highest: G

A
B
C
D
E ✓
F
G

GES (Emissions) **E**

Lowest: A
Highest: G

A
B
C
D
E ✓
F
G

Description

This property is in the sought-after Musiciens district, just a short distance from the city center, the bustling boulevard Jean Médecin, the sea, and the tramway. This prime location offers convenience and accessibility to key amenities.

The apartment is situated in a well-maintained Belle Époque building and is located on an elevated ground floor. Spanning 100 square meters, the apartment provides a peaceful living environment with impressive high ceilings and significant potential for customization. The layout includes an entrance hall, a spacious and bright living room with parquet flooring, an independent kitchen, and three bedrooms. One of the bedrooms features a mezzanine dressing area and its own en-suite shower room. Additionally, there is a separate bathroom and an independent WC. The property also includes a cellar.

Currently, the apartment is rented out unfurnished, with a current rent of €1,408.61 plus €321 in charge provisions. The lease is ongoing with a tenant over 65 years old, who holds protected tenant status.

The property is part of a co-ownership with 24 residential lots. The annual charges amount to €4,560, which cover heating, hot and cold water, and maintenance of common areas. Agency fees are borne by the seller.

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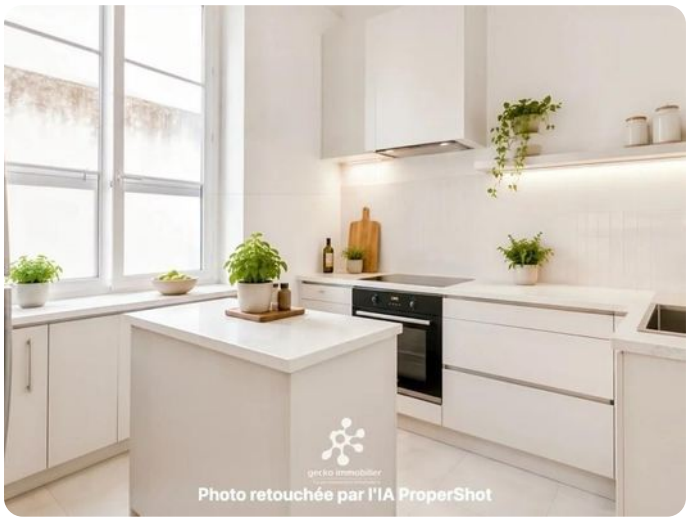


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